



Guidelines for Rural Home Occupations

5-5-1 INTENT:

- (a) This section authorizes as home occupations and rural home occupations all uses that conform to its standards. In general, a home or rural home occupation is an accessory use located and conducted in such a way that neighbors, under normal circumstances, would be unaware of its existence except for a sign as permitted in 4-8 above. To establish whether a proposed accessory use qualifies as a home or rural home occupation, standards have been set to ensure compatibility with permitted uses, to maintain neighborhood character (whether urban or rural, residential or agricultural), and to clearly indicate a status that is secondary or incidental to an existing and occupied dwelling unit.
- (b) Because compatibility with permitted uses and neighborhood character vary considerably with location and zoning, this section distinguishes between what may be suited to all living environments and what may be uniquely suited to agricultural settings. Thus home occupations conforming to the requirements of 5-5-2 through 5-5-4 below, are permitted in any non-rural zone which authorizes the dwelling unit to which the home occupation is accessory, and in rural zones on lots up to 2 acres in area; rural home occupations conforming to the requirements of 5-5-5 through 5-5-7 below, are permitted as an accessory use on rural-zoned lots larger than 2 acres in area.

5-5-5 RURAL HOME OCCUPATION USE REQUIREMENTS:

Rural home occupations are permitted in any dwelling unit or any accessory building to a dwelling unit which is normally associated with a residential or agricultural use, and which is located on a lot 2 acres or larger in area and in a rural zone. In addition to all other requirements applicable in the rural zone in which located, all rural home occupations are subject to the following:

- (a) No alteration shall be made to the exterior of the residential primary use building which changes the residential character of that building, nor shall any alterations be made to the lot which changes the agricultural character of that lot.
- (b) The operator of a rural home occupation shall be a resident of the dwelling unit and not more than 1 employee shall be allowed who is not a resident of that dwelling unit.
- (c) A rural home occupation shall not involve construction features or the use of electrical or mechanical equipment or combustible materials that would change the fire separation requirements of the primary use building.
- (d) There can be no activity related to the home occupation, other than storage, outside any primary use or accessory use building.
- (e) A rural home occupation shall provide an additional off-street parking area to accommodate needs created by the rural home occupation. This parking area shall contain at least 2 parking spaces, which shall be in addition to the parking spaces required for the dwelling unit, and which shall be provided on the same lot as the rural home occupation.

- (f) A rural home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than is characteristic of the location.
- (g) Except for articles grown or crafted on the premises (Amend 5), no stock in trade shall be displayed, stored, or sold. A rural home occupation is neither a retail nor wholesale establishment.

5-5-6 PERMITTED RURAL HOME OCCUPATIONS:

- (a) Rural home occupations may include, but are not necessarily limited to the following:
 - (1) All home occupations permitted under 5-5-3 above;
 - (2) Agricultural equipment repair;
 - (3) Automobile, truck or motorcycle service, repair, customizing or restoration;
 - (4) Farm produce sales;
 - (5) Office facility of a physician, dentist, optometrist, podiatrist, chiropractor, naturopathic doctor, hypnotherapist or acupuncturist;
 - (6) Office facility of 1 veterinarian;
 - (7) Barber shop or beauty parlor;
 - (8) Small engine repair;
 - (9) Welding shop;
 - (10) Individually ordered and/or customized items only (but no stock in trade);
 - (11) Veterinary clinic or hospital; and
 - (12) Office facility of a building contractor. (Outside storage of equipment and/or materials associated with SIC 15 and 17 must comply with the buffering requirement of 4-9-9)
- (b) A rural home occupation that is not listed in 5-5-6-a above, may be permitted by an Administrative Officer upon a finding that its characteristics are:
 - (1) consistent with the purpose and description of the zone as per Chapter 2 of this ordinance; and
 - (2) compatible with the permitted primary uses in the zone regarding hours of operation, traffic generation, outdoor lighting, and noise, vibration, dust, odor, glare and heat producing properties.
- (c) If an Administrative Officer determines that a rural home occupation no longer meets the requirements of 5-5-5 above, the Administrative Officer shall require such changes that are necessary to bring it back into compliance with those requirements.

5-5-7 PROHIBITED RURAL HOME OCCUPATIONS:

For reasons of incompatibility with permitted uses, and/or violations of neighborhood character, permitted rural home occupations will not include at least the following:

- (a) Antique shop;
- (b) Automotive salvage, junk yard, or scrap metal yard;
- (c) Gift shop;
- (d) Medical clinic or hospital;
- (e) Restaurant;
- (f) Kennel; and
- (g) Tourist and/or boarding home.